

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/01228
APPLICATION TYPE:	Householder planning permission
SITE ADDRESS:	Littledale, Chapel Hill, West Grimstead, Salisbury, SP5 3SG
DEVELOPMENT DESCRIPTION:	A two storey side extension on the west side of the building with associated internal alterations. Removal and reconstruction of existing roof to create new first floor level. Removal of existing garage and conservatory to replace with newly constructed dining room.
RECOMMENDATION:	That Planning Permission be GRANTED

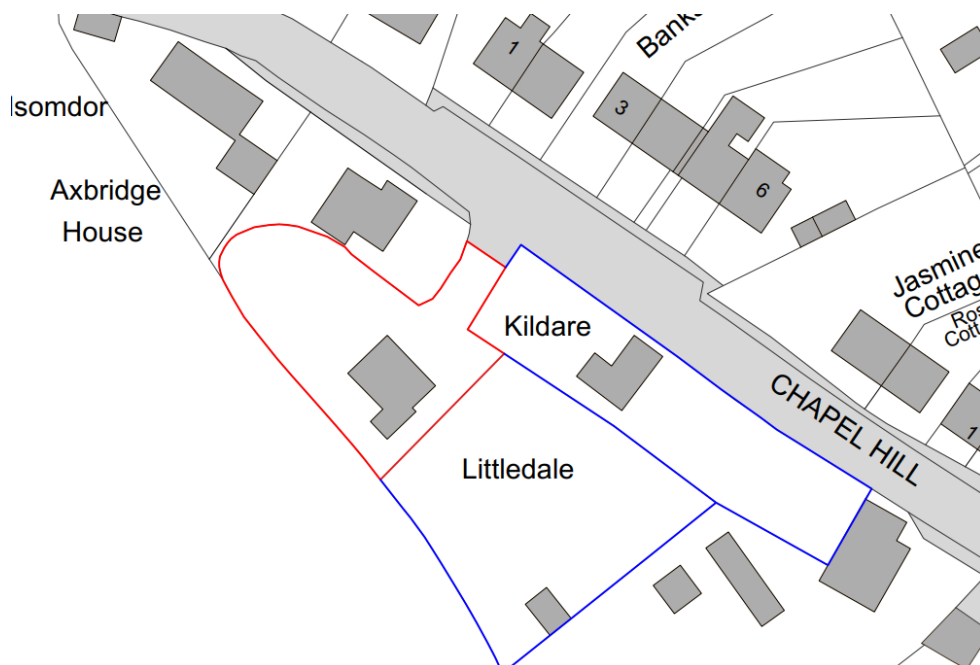
PROPOSAL

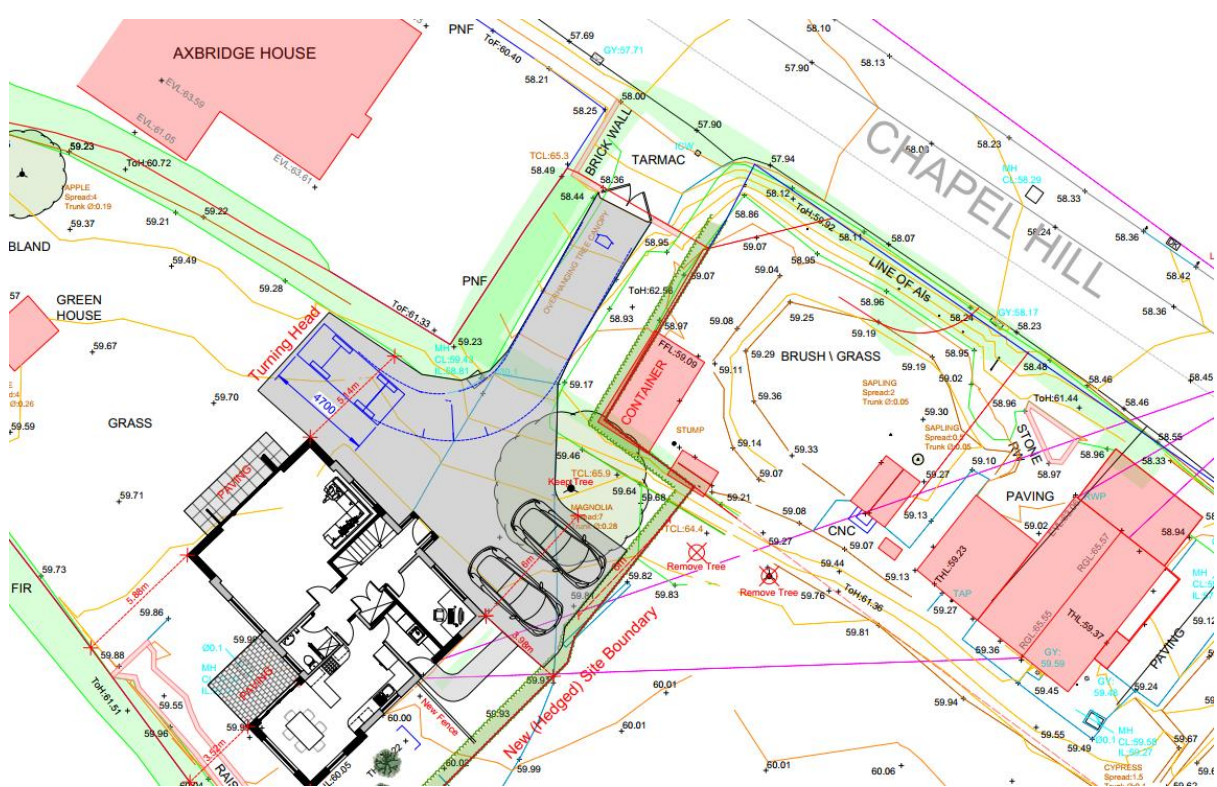
The proposal seeks planning permission to raise and reconstruct the roof of the existing dwelling to create a first-floor level, together with the erection of a two-storey side extension on the west-facing elevation. The existing utility room and conservatory would be removed and replaced with a new dining room. Associated internal alterations are proposed throughout the dwelling, as shown on the submitted floor plans.

SITE DESCRIPTION/CONTEXT

The application site comprises a detached single-storey bungalow set back from the highway within a large residential curtilage. Access to the site is taken from the unclassified road known as Chapel Hill. Residential properties are located to the north and south-east of the site, with open land to the south and south-west.

The site lies within the developed area of the village of West Grimstead, which is identified as a Small Village with no defined settlement boundary under Core Policies 1, 2 and 23 of the Wiltshire Core Strategy.





PLANNING HISTORY

There is no relevant site history.

RELEVANT POLICIES AND GUIDANCE

Wiltshire Core Strategy:

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 23: Southern Wiltshire Community Area
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High Quality Design and Place Shaping
- Core Policy 61: Transport and New Development
- Core Policy 64: Demand Management

Saved Salisbury District Local Plan policies

- C6 – Special Landscape Area

Wiltshire Design Guide: Appendix D – Design Guidance for Householder extensions

Wiltshire Local Transport Plan 2011-2026 – Car Parking Strategy

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance

National Design Guide

CONSULTATION RESPONSES

Grimstead Parish Council: No response received.

WC Highways: No objection – subject to condition – a summary of the comment is copied below, the recommended condition has been added to the decision notice.

‘The proposal will result in the property increasing from a 2 to a 3 bed dwelling and as such 2 off street parking spaces must be maintained within the site, two spaces are proposed with a turning area to enable vehicles to enter and exit in a forward gear. The existing vehicle access is not proposed to be altered.’

REPRESENTATIONS

No comments were received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

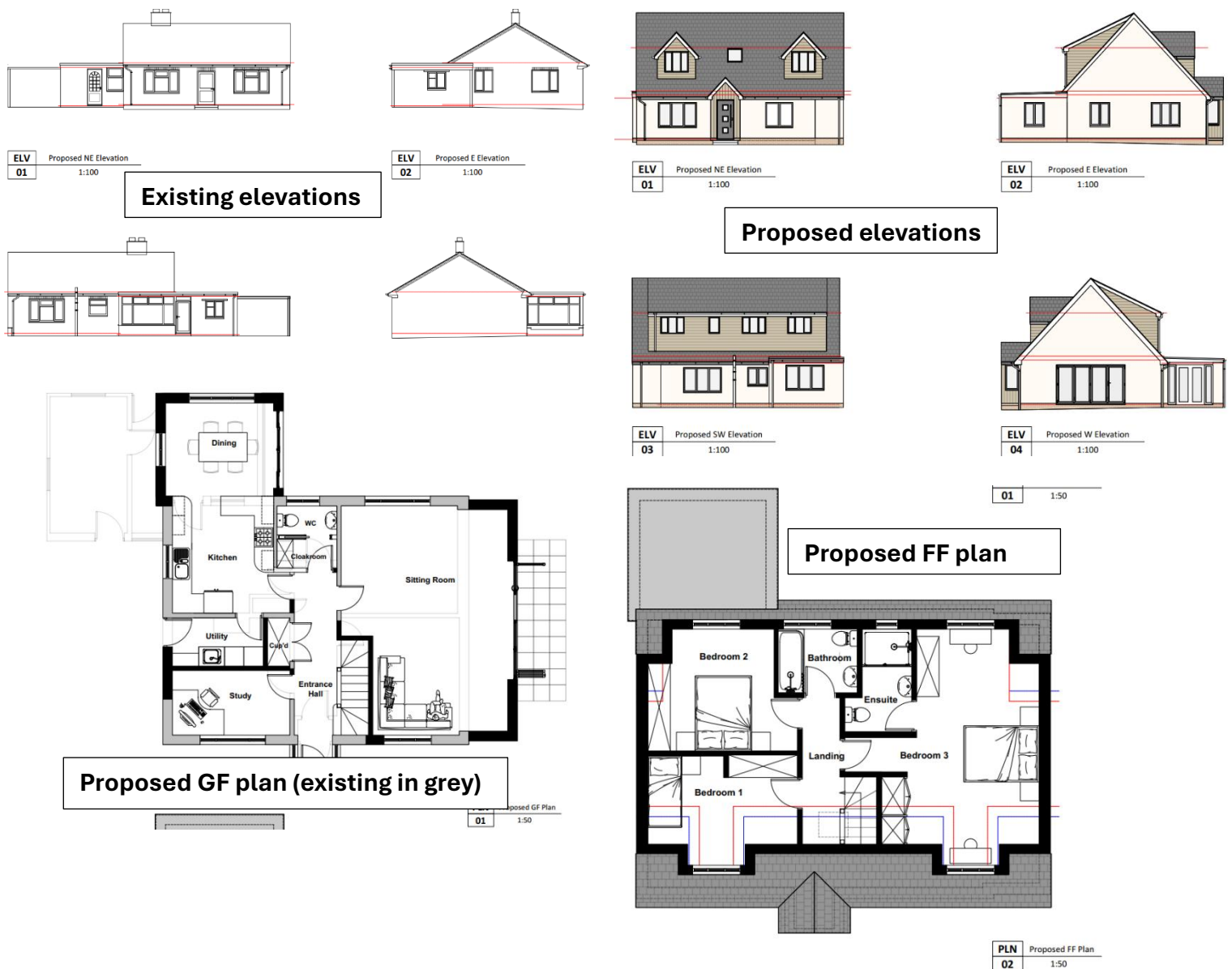
In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the adopted Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans.

Design and impact upon the character and context of the area

Core Policy 57 - Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that all new development is of high design quality, reflecting local context, character, and distinctiveness.

In assessing the design impact of the proposal, it is important to understand the context of the site and the existing dwelling. The property is set back from Chapel Hill and accessed via a private driveway, resulting in limited views of the dwelling from the public realm. Notwithstanding the site's slightly elevated position, existing boundary treatments and the set-back from the highway mean that the dwelling is somewhat screened.

The surrounding area along Chapel Hill is characterised predominantly by detached and semi-detached two-storey dwellings. The existing single-storey bungalow represents a relative anomaly within this immediate context. The proposed creation of a first floor would bring the dwelling more in line with the prevailing pattern of development and would not appear incongruous within the street scene.



The existing dwelling does not present a cohesive form and appears to have been subject to incremental extensions over time, including a south-east projection that detracts from the simple, more regular form of the original building. The proposals would rationalise the overall

footprint and massing of the dwelling, resulting in a more coherent arrangement. The removal of existing extensions as part of the scheme would further contribute to this outcome.

Given the site's secluded position, the front-facing north-east elevation is the most relevant elevation in design terms. The proposed pitched roof form accommodating the first-floor extension would sit comfortably within the proportions of the dwelling and would not appear overbearing.

Whilst the proposals would result in an increase in overall scale and massing, this has been achieved by extending the form of the existing pitched roof rather than introducing an incongruous design approach. Rear dormer and rooflight elements have been positioned to minimise visual prominence, and the development would not materially alter the dwelling's relationship with the wider street scene, which is already defined by set-back plots and a lack of strong building alignment.

It is also noted that the existing dwelling is currently in a poor state of repair. Although visibility from the public realm is limited, the condition of the building at present makes, at best, a neutral contribution to the street scene. The proposals would not result in any visual harm and would lead to a more coherent appearance.

In terms of materials, the proposed use of render, timber cladding and a slate roof finish is considered appropriate within the developed context of West Grimstead. These materials are typical of residential development in the area and would not appear out of keeping. The proposed white-framed windows would reflect those on the existing ground-floor dwelling, with darker-framed dormer windows providing a degree of contrast without appearing visually harmful.

Overall, the proposal would not result in any adverse design impacts and would sit comfortably within the character and appearance of the surrounding area. Having regard to the above, the proposal complies with the design principles set out in Core Policy 57 of the Wiltshire Core Strategy and Appendix D of the Wiltshire Design Guide.

Amenity

Point vii of Core Policy 57 – Ensuring High Quality Design and Place Shaping of the Wiltshire Core Strategy seeks to ensure that development does not adversely affect neighbouring properties. The National Planning Policy Framework (NPPF), particularly paragraph 135(f), stresses that planning decisions should ensure developments provide a high standard of amenity for existing and future users.

The proposed development has been assessed in terms of its potential impact on the residential amenity of neighbouring properties, with particular regard to loss of light, overshadowing, loss of privacy and overbearing effects. In this regard, there are three neighbouring properties of relevance to the assessment, namely Axbridge House, Kildare and Ada Cottage. No third-party comments or objections were received in relation to the application.

The dwelling is located within a generous plot and benefits from separation distances to neighbouring properties, with residential dwellings located primarily to the north and south-east and open land to the south and south-west. Although the proposals would result in an increase in the scale and height of the dwelling through the creation of a first floor, the siting of the building within the plot, its orientation and the separation distances involved would ensure that the development would not appear overbearing when viewed from neighbouring properties. The footprint and positioning of the dwelling would remain broadly unchanged, and the increase in height would not be excessive or out of keeping with the surrounding context.

In respect of daylight and sunlight, it is considered that the scale and positioning of the proposed extensions would not result in unacceptable overshadowing or a significant loss of light to neighbouring dwellings.

In terms of overlooking and loss of privacy, the creation of an additional storey would introduce some new opportunities for overlooking, particularly from the front-facing north-east elevation towards Axbridge House and Kildare. This potential impact has been carefully considered by the case officer, including during the site visit. It is recognised that the application dwelling is set back from the highway and occupies a position that already results in a degree of mutual overlooking between the application site and neighbouring properties. Both Axbridge House and Kildare contain south facing windows that afford views towards the application site and its residential curtilage, and this inter-visibility forms part of the established residential relationship.

The proposed front dormer windows would broadly replicate this existing relationship and would not introduce a materially different or more harmful level of overlooking. Given the separation distances involved, the orientation of the dwellings and the established set-back nature of the site, the additional overlooking that would arise would not result in an unacceptable loss of privacy.

The proposal therefore accords with Core Policy 57 point vii in respect of safeguarding residential amenity and Appendix D of the Wiltshire Design Guide.

Highways impact

Core Policy 57 (xiv) of the Wiltshire Core Strategy seeks to ensure that development meets the requirements of Core Policy 61, which requires proposals to be capable of being served by safe access to the highway network. Core Policy 64 seeks to ensure compliance with parking standards set out in the Wiltshire Local Transport Plan. The National Planning Policy Framework (NPPF), particularly paragraphs 115 and 116, requires that development proposals do not have an unacceptable impact on highway safety and that safe and suitable access to the site can be achieved for all users.

Wiltshire Council Highways have been consulted on the application and raise no objection, subject to a condition. It is noted that the proposals would result in the dwelling increasing from two to three bedrooms, and accordingly two off-street parking spaces are required. Adequate parking and turning provision is proposed within the site to allow vehicles to enter and exit in a forward gear, and no alterations to the existing access are proposed. The

condition recommended by WC Highway has been added to the decision notice to secure the provision and retention of the approved parking and turning areas.

The proposal is therefore considered to comply with Core Policies 57 (xiv), 61 and 64 of the Wiltshire Core Strategy, the Wiltshire Local Transport Plan and the National Planning Policy Framework.

Biodiversity Net Gain

Householder planning applications are exempt from the requirement to deliver Biodiversity Net Gain under Schedule 7A, Section 4(2)(a) of the Town and Country Planning Act 1990, as inserted by the Environment Act 2021.

CONCLUSION

The proposed development is considered to be acceptable in terms of its design, scale, and relationship with the surrounding area. It would not result in any unacceptable harm to the character of the locality, the amenities of neighbouring occupiers, or the interests of highway safety.

The proposal is therefore considered to comply with the relevant policies of the Wiltshire Core Strategy, the Wiltshire Local Plan, and the National Planning Policy Framework. As such, the application is recommended for approval, subject to the conditions set out below.

RECOMMENDATION: That Planning Permission be GRANTED subject to conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Application form – date received: 20/02/2026
- Proposed site plan – (ref: 1168-11) – date received: 10/03/2026
- Location and existing site plan – (ref: 1168-08) – date received: 20/02/2026
- Proposed elevations, floor and roof plans – (ref: 1168-03-D) – date received: 20/02/2026
- Proposed parking plan – (ref: 1168-09) – date received: 09/03/2026

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Materials to be used in the construction of the development hereby permitted shall be in accordance with the details stated in the application form.

REASON: In the interest of the visual amenity and character of the area.

4. No part of the development hereby permitted shall be first brought into use until the turning area and parking spaces (2) have been completed in accordance with the details shown on the approved '*proposed parking plan*' (ref: 1168-09) – date received: 09/03/2026. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.